



BOARD OF ADJUSTMENT AGENDA

**Kannapolis Train Station
201 S Main Street
Kannapolis, N.C.**

Tuesday, December 1, 2015 at 6:00 PM

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval/Correction of Minutes – November 10, 2015**
- 5. Public Hearing**

Food Lion – Certificate of Non-Conformity Adjustment (BOA-2015-15)

Public Hearing to consider a request for a Certificate of Non-Conformity Adjustment. The applicant, Atlantic American Properties, is requesting a Certificate of Non-Conformity Adjustment to allow for a wall mounted sign measuring 206 square feet, where a maximum of 120 square feet is allowed. The property is located at 358 Oak Avenue Mall Drive and is further identified as Cabarrus County PIN # 5613-59-3915. The property is zoned CC – Center City District.

- 6. Orders to be Approved**

Sheila McGuinness – Variance from City Zoning Ordinance (BOA-2015-12) This Order is for approval of a Variance from City Zoning Ordinance. The proposed Variance will allow for a minimum rear yard setback of 19 feet where a minimum of 25 feet is required. The property is located at 813 Lantern Way and is further identified as Cabarrus County PIN# 5612-26-6338. The property is zoned RM-2 – Residential Medium Density District.

John Savage – Conditional Use Permit (BOA-2015-13) – This Order is for approval of a Conditional Use Permit. The proposed CUP will allow for construction of an assisted living facility within the AG – Agricultural District. The properties are located on Kannapolis Parkway near the intersection of Buddy Lane and are further identified as Cabarrus County PIN#'s 5603-13-1533 and 5603-03-8847. The property is zoned AG – Agricultural District.

- 7. 2016 Meeting Dates**